



County of San Diego

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PUBLIC DISCLOSURE NOTICE INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

February 8, 2018

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following projects. The proposed findings and the associated analysis can be reviewed at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html and at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. Under this process, public review is not required; however, any comments received will be accepted and taken into consideration.

A FAQ sheet on the 15183 CEQA exemption process can be located at <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

WHITE TENTATIVE PARCEL MAP AND SITE PLAN; PDS2017-TPM-21257; PDS2017-STP-17-026; PDS2017-ER-17-02-004.

The project is a minor subdivision to divide a 1.98-acre property into two commercial parcels. The Tentative Parcel Map would subdivide the property and the Site Plan would demonstrate conformance with the Fallbrook Design Guidelines. The project site is developed, and the existing structures would remain. The project site is located at 2380 Via Monserate in the Fallbrook Community Planning area, within unincorporated San Diego County. Pala Road (State Route 76) is located to the south. Access to each parcel is provided by individual private driveways which would connect to Via Monserate. Water and sewer are provided by Rainbow Municipal Water District. No earthwork is proposed since the parcels are developed and no new structures are anticipated.

The project site is subject to the General Plan Regional Category Semi-Rural (SR), Land Use Designation Commercial. Zoning for the site is C36, General Commercial. The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

Comments on the proposed findings and associated analysis must be received no later than **Friday, March 9, 2018, at 4:00 p.m.** (a 30 day public disclosure notice period). For additional information, please contact Marisa Smith at (858) 694-2621 or by e-mail at marisa.smith@sdcounty.ca.gov.